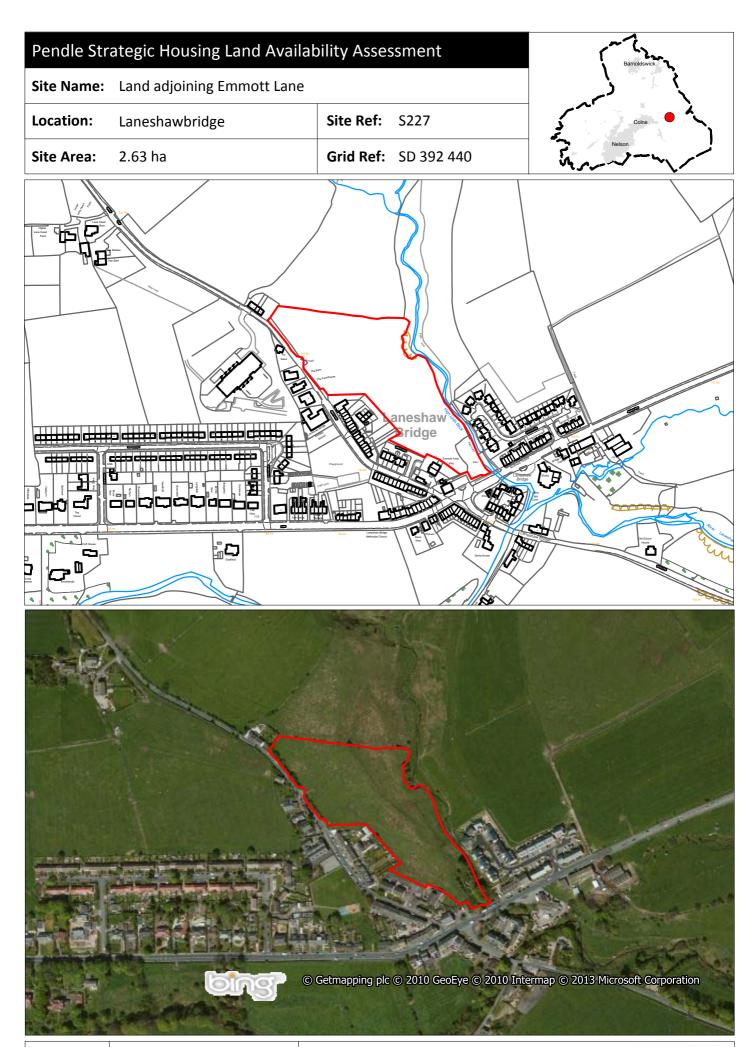
Site Details										
Site Ref: S227	Site	Name:	Land adjoining E	Emmott Lane		Settlement:	Laneshawbridge			
Postcode Sector:	BB8 7	Ward:	Vard: Boulsworth Ward Planning App: N/A			SHLAA Typology: VLNPD				
Site Area (gross):	2.63ha	Indicat	ive No. Dwellings	: 68 Indicativ	e Density: 20	dph Co-ordinates:	392214, 44078			
Suitability – locat	ion and in	frastruct	ure							
(S0) Within a Sett	lement Bo	undary?	Adjacent	(S1)	Brownfield / Gree	nfield?	Greenfield			
(S2) Car parking?			Yes	(S3)	Loss of employme	nt land?	No			
(S4) Protected employment are			ea? No (S5) Open			space / settlement character? No				
(S7) Suitable infra	structure?		No		Infrastructure cap	-	Partial			
(S7/S8) Infrastruc	ture comm	nent								
						r development ther s work will also be r				
Suitability – envir	onment a	nd herita			onto: New Ingilway		equireat			
(S9) Contaminatio			e identified	(\$1() Topography:	Gentle slope /	undulating			
(S11) Flooding iss				to flood zones alon		-	Flood Zones 2 & 3			
zone:			, ,	work may be requir	, 0					
(S28) Conservatio	n Area:	Pote	ntial/adjacent	0.09 km (S2) Listed Building:	Potential/adja	cent 0.09 kn			
(S30) Scheduled N	/Ionument	: No		1.78 km (S3 :) Archaeology:	Potential				
(S32) TPO:		No		0.03 km (S3) Poor air quality:	No				
(S33) Ecology:			covered by an are) Nature Conserva	tion No	0.30 kn			
			ogical interest (LE		gnation:					
(S33/S34) Natural environment com				•		n or near this site. P erms of agricultural				
environment com	intent.			e 4 - poor quality fa						
(S35/S36) Bad nei	ighbour us					esidential properties	and open			
and impact on su	rround are		•	elopment may have	some amenity issu	ues for the existing r	esidential			
			lopments.							
(S39) Coal Mining		Pote		(\$40) Mineral Safeguar	ding Area (MSA):	No			
Suitability – dista		vices (km	-		0.00/04					
(S12) Railway stat			4.30 (S13) Bus	-		3a) Bus stop freque	-			
(S14) Primary sch	001:			ondary school:		6) Sports/leisure ce				
(S17) Doctors: (S20) Supermarke	+/ctoro		3.50 (S18) Hos	ployment area:		9) Town / Local cen 2) Public house:				
(S23) Corner shop			2.30 (S21) Em		•	5) Open space:	0.0			
(S26) PROW:			0.07 (S27) Cyc		0.08	5) Open space.	0.10			
Availability			0.07 (327) Cyc	le loute.	0.08					
(A1) Access issues	2		Partial	(Δ2	Vehicular access:	Moderate/Minor i	SUES			
(A3) Visibility spla		avs issu			In use?	Partial				
(A5) Ownership?	.,.,	ayo 100a	1 owner - P							
Achievability										
(V1) Competing la	nd use?	No		(V2	Market Attractive	ness? High				
(V3) Viable?		Viable		1.	Viability Model Re					
	his site is lo	cated ou	utside of the settl		-	The ability to obtair	ı planning			
			-			are also topograph				
						of site is viable to d				
		-	-	•	-	ndicating that finan come the site could				
	ithin five y	-		,						
Constraints: Se	ettlement B	Boundary	/. Potential access	s issues. Topograph	у.					
Timescales (No. d	lwellings)									
		_	Five Year Perio	1		6-10 Years	11-15 Years			
2014/15	2015	-	2016/17	2017/18	2018/19	2019-24	2024-29			
0	0		0	22	23	23	0			



Scale: 1 : 5,000

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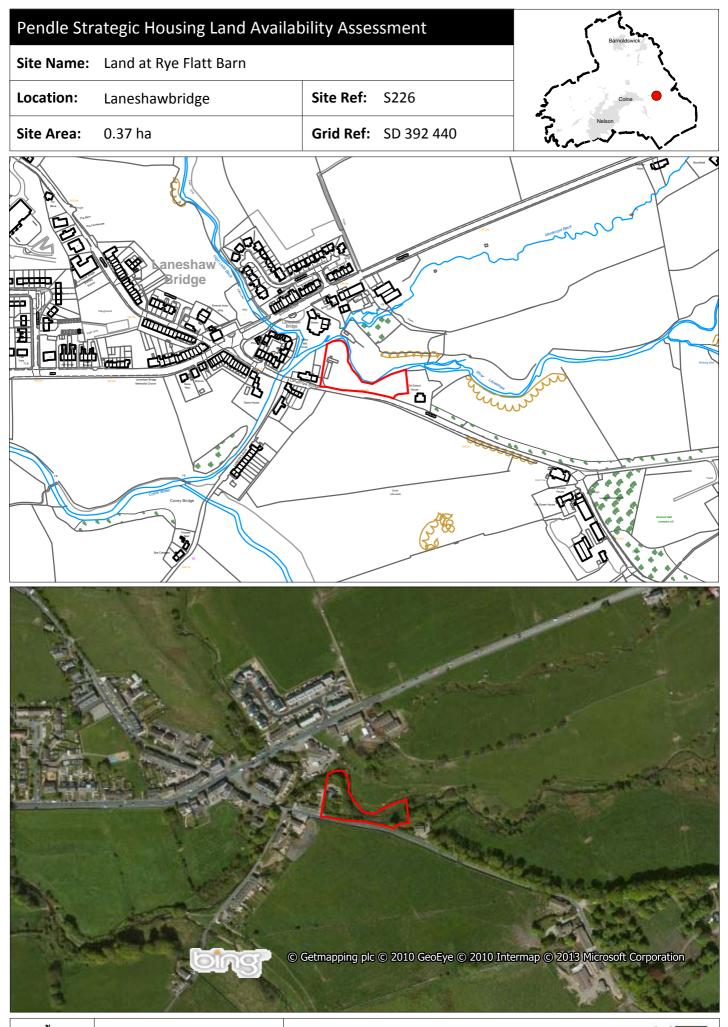
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Site Details						
Site Ref: S146 Site N	lame:	Land at end of	Sheridan Road		Settlement:	Laneshawbridge
Postcode Sector: BB8 7	Nard:	Boulsworth Wa	rd Plann	ing App: N/A	SHLAA Typology	: VLNPD
Site Area (gross): 1.73ha I	ndicati	ve No. Dwelling	s: 52 India	cative Density:	30 dph Co-ordinates	: 391623, 440811
Suitability – location and infra	astruct	ure				
(S0) Within a Settlement Bour	ndary?	Adjacent		(S1) Brownfield / G	reenfield?	Greenfield
(S2) Car parking?		Yes		(S3) Loss of employ	ment land?	No
(S4) Protected employment a	rea?	No		(S5) Open space / s	ettlement character?	No
(S7) Suitable infrastructure?		No		(S8) Infrastructure		Partial
(S7/S8) Infrastructure comme	nt		vide the necess	ary infrastructure. M	. Further information ledium sized developr	•
Suitability – environment and	l herita	ge				
(S9) Contamination?	None	eidentified		(S10) Topography:	Gentle slope	/ undulating
(S11) Flooding issues / Flood zone:	Not v site.	vithin an identifi	ed Flood Zone.	No other flooding is	sues identified on	Flood Zone 1
(S28) Conservation Area:	No		0.18 km	(S29) Listed Buildin	g: No	0.17 km
(S30) Scheduled Monument:	No		2.14 km	(S31) Archaeology:	None identifi	ed
(S32) TPO:	Yes		0.00 km	(S37) Poor air quali	ty: No	
(S33) Ecology:		ntial from proxin nated site.	nity to a	(S34) Nature Conse Designation:	rvation Site within 25 designation	50m of a 0.13 km
(S33/S34) Natural environment comment: (S35/S36) Bad neighbour uses	desig - reco farml No ba	nated nature co ord). In terms of land. ad neighbouring	nservation site. agricultural clas uses - this site	The site is not cove ssification the site is is adjacent to existin	es on this site. The site red by an area of eco classed as Grade 4 - p g residential propertie	logical interest (LERN poor quality es and open
and impact on surround area:	devel	lopments.	elopment may	-	issues for the existing	
(S39) Coal Mining:	Poter			(S40) Mineral Safeg	uarding Area (MSA):	No
Suitability – distance to servic	ces (km	-	•	0.11		
(S12) Railway station:		3.80 (S13) Bu	-		(S13a) Bus stop frequ	-
(S14) Primary school: (S17) Doctors:			condary school:		(S16) Sports/leisure ((S19) Town / Local ce	
(S17) Doctors: (S20) Supermarket/store:		2.80 (S18) Ho	spital: nployment area			
(S23) Corner shop:		1.70 (S24) Po	<u> </u>		(S22) Public house: (S25) Open space:	0.67
(S26) PROW:		0.00 (S27) Cy		0.73	(SZS) Open space:	0.40
Availability		0.00 (327) Cy	lie route.	0.73		
(A1) Access issues?		No		(A2) Vehicular acce	ss: Moderate / Mino	ar Issues
(A3) Visibility splays / highwa	vs issue	-		(A4) In use?	Partial	1155465
(A5) Ownership?	<i>yo</i> 100000	1 owner - F	Private		i di tidi	
Achievability		2 0 11 10				
	lo			(V2) Market Attract	t iveness? High	
	'iable			(V3) Viability Mode		6
permission is t this type of sit form indicatin	therefo e is vial g that f	re restricted by ble to develop.	the current plar The land owner r is not a constra	nning policy base. Th is willing to develop	ge. The ability to obta e Council's viability m the site and has com . If the policy constrain	nodel indicates that pleted the site survey
Constraints: Settlement Bo	oundary	1.				
Timescales (No. dwellings)						
2014/45 2015 /	16	Five Year Perio		0 2040/20	6-10 Years	11-15 Years
2014/15 2015/ 2015/2	10	2016/17 0	2017/1 17	8 2018/19 17	2019-24	2024-29 0
		U	1/	1/	10	U





Site Details								
Site Ref: S226 Site	Name:	Land at Rye Flat	tt Barn		Sett	lement:	Laneshaw	/bridge
Postcode Sector: BB8 7	Ward:	Boulsworth Wa	rd Plann	ing App: N/A	SHL	AA Typology:	(Garden	Land)
Site Area (gross): 0.24ha	Indicat	ive No. Dwelling	s: 2 India	ative Density:	8 dph C	o-ordinates:	39238	39, 440687
Suitability – location and in	frastruct	ure						
(S0) Within a Settlement Bo	undary?	Adjacent		(S1) Brownfield /	Greenfield	?	Greenfiel	d
(S2) Car parking?		Yes		(S3) Loss of empl	oyment lan	d?	No	
(S4) Protected employment	area?	No		(S5) Open space	/ settlemen	t character?	No	
(S7) Suitable infrastructure?)	Partial		(S8) Infrastructur	re capacity?		Yes	
(S7/S8) Infrastructure comm	nent			ng utilities would acity should be su		ding. Small siz	ed develo	pment
Suitability – environment a	nd herita	ige						
(S9) Contamination?	None	e identified		(S10) Topography	y: F	lat		
(S11) Flooding issues / Flood zone:		of the site is with ssment work req		ones 2 and 3. Det	ailed flood	risk f	lood Zon	es 2 & 3
(S28) Conservation Area:	Yes		0.00 km	(S29) Listed Build	ling:	/es		0.00 km
(S30) Scheduled Monument	: No		1.62 km	(S31) Archaeolog	; y: F	Potential		
(S32) TPO:	No		0.06 km	(S37) Poor air qu	ality: N	No		
(S33) Ecology:		ntial from proxin gnated site.	nity to a	(S34) Nature Con Designation:		Site within 250 designation	m of a	0.19 km
(S33/S34) Natural environment comment:	desig	gnated nature co	nservation site.	ure conservation s The site is not co ification the site is	vered by an	area of ecolog	gical inter	est (LERN
(S35/S36) Bad neighbour us and impact on surround are				s adjacent to exis ely to have an adv	-			
(S39) Coal Mining:	Pote	ntial		(S40) Mineral Sat	feguarding	Area (MSA): 1	No	
Suitability – distance to serv	vices (km	ו)						
(S12) Railway station:		4.40 (S13) Bu	-			us stop freque		>15 mins
(S14) Primary school:			ondary school:			orts/leisure ce		4.40
(S17) Doctors:		3.50 (S18) Ho	-			wn / Local cen	tre:	3.30
(S20) Supermarket/store:			ployment area		30 (S22) Pu l			0.17
(S23) Corner shop:		2.30 (S24) Pos			30 (S25) Op	en space:		0.28
(S26) PROW:		0.18 (S27) Cy o	le route:	0.0	06			
Availability				()				
(A1) Access issues?		No		(A2) Vehicular ac				
(A3) Visibility splays / highw	ays issu	•		(A4) In use?	Part	ial		
(A5) Ownership?		1 owner - F	rivate					
Achievability	NL-			()(2) DA - when the Address		11:		
(V1) Competing land use?	No			(V2) Market Attra		-		
permission i this type of s form indicat	s therefo site is via ing that	ore restricted by to ble to develop. T financial viability	the current plar he land owner is not a constra	(V3) Viability Mo ry for Laneshawbr nning policy base. is willing to develo nint to developme	ridge. The a The Counci op the site a nt. The lanc	l's viability mo and has comple l owner has m	del indica eted the s ade a pre	ites that site survey
the site coul	d come f	forward within five		g the site forward.				
Constraints: Settlement E	soundary	y.						
Timescales (No. dwellings)						6.40%		
2014/15 2015	/16	Five Year Perio 2016/17	d 2017/1	8 2018/	19	6-10 Years 2019-24		5 Years 24-29
0 0		2016/17	0	8 2018/ 0	13	0	20/	0
			-		I	-	1	



Scale: 1 : 5,000

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Site Details							
Site Ref: S106 Site Na	ame: Garages at Cro	w Nest, Keighley Ro	ad	Settlement: Laneshawbridge			
Postcode Sector: BB8 7 W	Vard: Boulsworth Wa	ard Planning	ning App: N/A SHLAA Typology: I (Garage S				
Site Area (gross): 0.07ha In	ndicative No. Dwelling	gs: 2 Indicativ	e Density: 30 d	ph Co-ordinates:	391150, 440692		
Suitability – location and infra	structure						
(S0) Within a Settlement Bound	dary? No	(S1	Brownfield / Green	field?	Brownfield		
(S2) Car parking?	Yes	(\$3	Loss of employmen	t land?	No		
(S4) Protected employment are	ea? No	(\$5	Open space / settle	ment character?	No		
(S7) Suitable infrastructure?	Yes	(\$8	Infrastructure capa	city?	Yes		
(S7/S8) Infrastructure commen		-	ies would need exter y should be sufficient	•	development		
Suitability – environment and	heritage						
(S9) Contamination?	None identified	(S1	0) Topography:	Flat			
(S11) Flooding issues / Flood zone:	Not within an identil site.	ied Flood Zone. No	other flood risk issues	identified on	Flood Zone 1		
(S28) Conservation Area:	Yes	0.00 km (S2	9) Listed Building:	No	0.17 km		
(S30) Scheduled Monument:	No	2.51 km (S3	1) Archaeology:	None identifie	ed		
(S32) TPO:	Yes	0.00 km (S3	7) Poor air quality:	No			
(S33) Ecology:	Site covered by an a ecological interest (L		4) Nature Conservati ignation:	on Site within 25 designation	0m of a 0.17 km		
(S33/S34) Natural		•	servation sites on thi				
environment comment:	•		site is covered by an tion the site is classe	-	•		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring countryside. New de						
(S39) Coal Mining:	Potential	(S4	0) Mineral Safeguard	ing Area (MSA):	No		
Suitability – distance to service	es (km)						
(S12) Railway station:	3.20 (S13) B ι	ıs stop:	0.08 (S13	a) Bus stop frequ	ency: >15 mins		
(S14) Primary school:	0.52 (S15) Se	condary school:	1.90 (S16) Sports/leisure c	entre: 3.20		
(S17) Doctors:	2.20 (S18) H ơ	ospital:	6.00 (S19) Town / Local ce	ntre: 2.00		
(S20) Supermarket/store:	2.10 (S21) E	mployment area:	2.00 (S22) Public house:	1.00		
(S23) Corner shop:	1.20 (S24) Pc	ost Office:	2.00 (S25) Open space:	0.03		
(S26) PROW:	0.09 (S27) Cy	cle route:	1.13				
Availability		1					
(A1) Access issues?	No		,	Good			
(A3) Visibility splays / highway	•) In use?	Yes			
(A5) Ownership?	1 owner -	Private					
Achievability		() (2		aaa2 Ulah			
(V1) Competing land use? No	-	(V2) Market Attractiveness? High					
(V3) Viable?Viable(V3) Viability Model Ref:Scheme 4Comments:This site is located outside of the settlement boundary for Laneshawbridge. The ability to obtain planning							
	herefore restricted by		-	-	-		
this type of site	e is viable to develop.	The land owner is w	illing to develop the s	site and has comp	leted the site survey		
	g that financial viabilit could come forward w		to development. If th	e policy constrain	ts could be over		
Constraints: Settlement Bou	undary.						
Timescales (No. dwellings)							
	Five Year Peri			6-10 Years	11-15 Years		
2014/15 2015/1	6 2016/17	2017/18	2018/19	2019-24	2024 20		
0 0	0	0	2	0	2024-29 0		



